



## Cartrefle, 2 Cowlyd Terrace

Trefriw Conwy LL27 0SZ

£129,950

A traditional 2 bedroom inner terrace cottage in village setting convenient for all amenities. NO CHAIN

Occupying an elevated setting in a popular residential area, benefiting from front parking, rear yard and sizeable grassed garden. uPVC double glazing and new roof on main house. Affording entrance hall, lounge, dining/sitting room, kitchen, rear entrance porch, bathroom, 2 large double bedrooms. Some modernisation required but an ideal house for first time buyers. Viewing recommended.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>



## Location

Trefriw is a small rural village located in the Conwy Valley, partially situated within the Snowdonia National Park. The traditional market town of Llanrwst is 1 ½ miles away, The inland tourist resort of Betws y Coed lies 5 ½ miles to the south. The coastal towns of Llandudno and Colwyn Bay lie 12 miles north.

### Accommodation:

The accommodation affords: (approximate measurements only)

### Entrance Hall:

uPVC double glazed front door; radiator; coved ceiling.

### Lounge:

3.24m x 3.52m

Coved ceiling; radiator; uPVC double glazed window to front; electric meter cupboard.

### Dining/Sitting Room:

4.27m x 4.28m

Feature tiled fireplace and hearth with back boiler; wall lights; coving; uPVC double glazed window overlooking rear; balustrade staircase leading off to first floor; understair storage cupboard.



### Kitchen:

3.32m x 1.74m

Fitted base and wall units; double drainer sink with mixer tap; radiator; uPVC double glazed window; space for fridge; electric cooker point.

### Doorway to Rear Entrance Lobby:

uPVC double glazed rear door.

### Bathroom:

1.89m x 1.77m

3 Piece suite comprising panelled bath with shower above, pedestal wash hand basin, low level WC; wall tiling.

### First Floor

#### Small Landing

#### Bedroom 1:

3.5m x 4.21m

Radiator; uPVC double glazed to front.

#### Bedroom 2:

4.3m x 3.3m

Radiator; vanity wash basin; uPVC double glazed or rear.

### Outside:

Front hard standing for parking and small raised garden area. Rear enclosed yard to immediate rear with further enclosed grassed garden across rear path. There is a right of way access along side of No 1 which leads to gardens at rear of the terraces.

### Services:

Mains water, electricity and drainage. We understand mains gas is nearby but not connected to the property.

### Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)


### Council Tax:

Band 'C' - Conwy County Borough Council

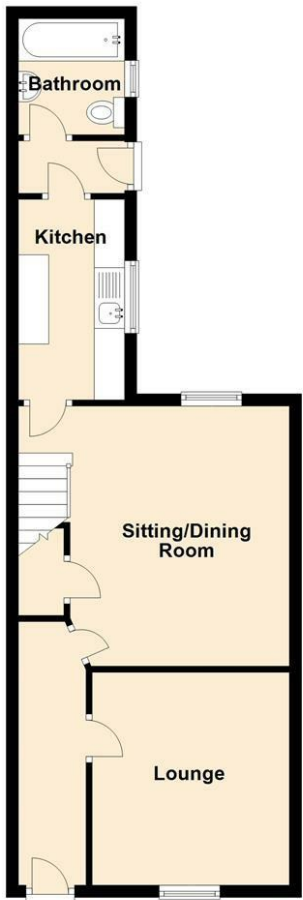
### Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

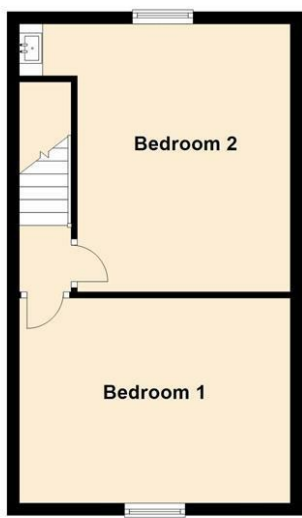


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>36</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**



**First Floor**



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

**Iwan M Williams Estate Agents**

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: enq@iwanmwilliams.co.uk  
Web: <https://www.iwanmwilliams.co.uk>

